



Perracombe, Milton Keynes, MK4 1EP



55 Perracombe
Furzton
Milton Keynes
MK4 1EP

£140,000

A WELL MAINTAINED TWO BEDROOM END OF TERRACE HOUSE on the POPULAR SHARED OWNERSHIP SCHEME, situated in the desirable area of Furzton. It is offered for a 50% share with a rent & service charge of £269.44 per month payable to MKBC. It is WALKING DISTANCE TO THE PICTURESQUE FURZTON LAKE, with family Parklands also being very close by.

The location offers convenient access for many local amenities including local shops and Westcroft Shopping Centre, good school catchment, road links as well as being a short drive to the Central Milton Keynes Train Station with a direct route to London Euston. The accommodation in brief comprises an entrance porch, lounge, KITCHEN/BREAKFAST ROOM WITH BUILT IN OVEN & HOB, INSULATED CONSERVATORY with radiator, first floor landing, bedroom one with built-in storage, a further bedroom and REFITTED SHOWER ROOM. The benefits include UPVC double glazing, gas to radiator central heating with upgraded water pump, well maintained gardens and a GARAGE situated to the rear with parking in front. The property is offered with NO UPPER CHAIN. Demand is expected to be high so call at your earliest convenience to book an appointment. EPC rating C.

- 50% Shared Ownership
- Monthly Rent & Service Charge £269.44 Payable To MKBC
- Two Bedroom End Of Terrace
- Double Glazed
- Gas To Radiator Central Heating
- Kitchen/Breakfast Room
- Insulated Conservatory
- Refitted Shower Room
- Garage With Parking In Front
- No Upper Chain





Carters can
arrange for you to
view this property
7 days a week



Entrance Porch

Entered via a composite door with obscure glazed panel. High and low-level storage cupboards. Oak wood flooring. Archway to lounge.

Lounge

UPVC double glazed bay window to front aspect. Stairs rising to first floor. Two radiators. TV point. Oak wood flooring. Glazed door to kitchen/breakfast room. Decorative beams to ceiling.

Kitchen/Breakfast Room

UPVC double glazed window to rear aspect. UPVC door with obscure double glazed panel into conservatory. Fitted kitchen comprising a range of wall and base units with roll top work surfaces giving storage. Stainless steel sink with drainer and mixer tap over. Built-in oven and gas hob with extractor hood over. Glass display units. Space for fridge/freezer. Plumbing for washing machine and slimline dishwasher. Integrated wine rack. Breakfast bar with storage below. Tiled to splashback areas. Wall mounted Worcester boiler. Ceramic tiled flooring.

Conservatory

Of brick base and UPVC double glazed construction. Insulated panelled roof and wall mounted radiator allowing use throughout the year. UPVC door with double glazed panel onto rear garden. UPVC door with obscure double glazed panel onto side passageway.

First Floor Landing

Doors to two bedrooms and a shower room. Loft access.

Bedroom One

Light leaded UPVC double glazed window to front elevation. Built-in wardrobes. Door to airing cupboard. Radiator.

Bedroom Two

UPVC double glazed window to rear elevation. Radiator.

Shower Room

Obscure UPVC double glazed window to rear elevation. Re-fitted white three-piece suite comprising of a fully tiled shower cubicle with glass screen, wash hand basin with vanity unit under and a low-level w.c. Chrome heated towel rail. Tiled splashback areas. Laminate wood flooring.

Exterior

Front-Mainly laid to slate. Pathway leading to front door. Hedge to front and side.

Side Passageway-Block paved leading to gated access to front.

Rear-Small shingled area. Outside tap. Fully enclosed.

Garage

Situated in the middle of a small block to the rear of the property with white up and over door. Parking in front for one vehicle.

Lease & Rent Charges

Started in 1984 with a lease of 125 years
83 Years remaining
Rent £236.46 pcm
Service Charge £32.98 pcm

Property Information

Tenure: Leasehold
Local Authority: Milton Keynes Council.
Council Tax Band: B.

Note To Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

Disclaimer

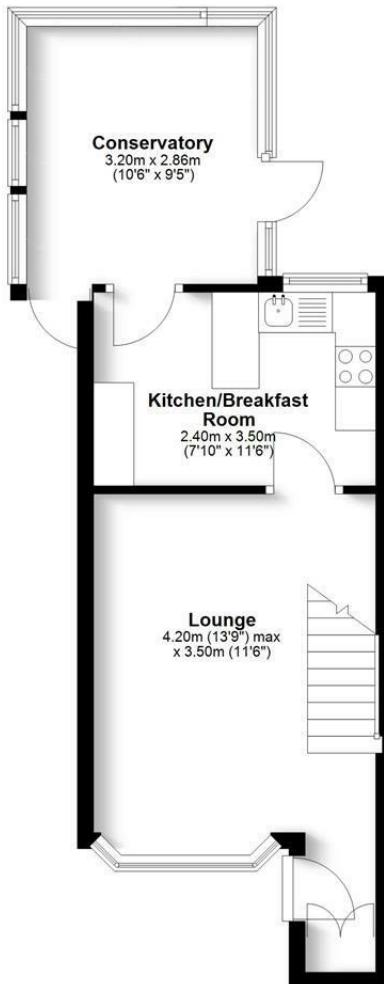
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.





Ground Floor

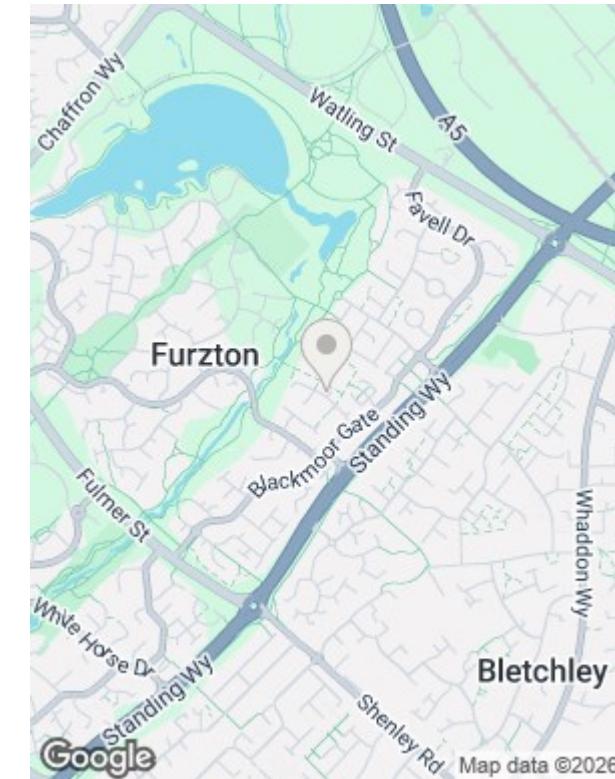
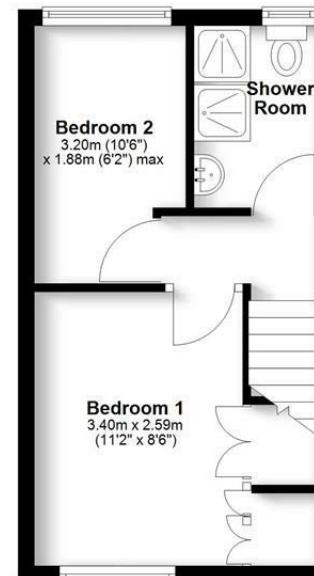
Approx. 34.6 sq. metres (371.9 sq. feet)



Total area: approx. 58.0 sq. metres (624.4 sq. feet)

First Floor

Approx. 23.5 sq. metres (252.4 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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FINE COUNTRY
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

